This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 12th day of August 2026.

Notary Public

My Commission Expires: June 11, 2030

BRYAN C DE CUIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-11-2030

Karen Johnson Davidson County
Batch# 1472364 DEEDQC
09/14/2026 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085186

Address of New Owner:	Send Tax Bills to:	Map/Parcel ID:
Thomas A. Snider and Anne B. Snider, Trustees 1536 Eller Drive Nashville, TN 37221	NEW OWNER	MAP 142-13A PARCEL 6

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Thomas A. Snider and wife, Anne B. Snider** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Thomas A. Snider and Anne B. Snider, as Trustees for The Snider Family Living Trust, Dated August 12, 2026**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Being Lot No. 6 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, Page 492, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.
>
> TOGETHER with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.
>
> Being the same property conveyed to Thomas A. Snider and wife, Anne B. Snider by deed from Rochford Realty and Construction Co., Inc. dated October 1, 1991, recorded October 2, 1991, and of record in Book 8455, Page 774, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **1536 Eller Drive Nashville, TN 37221**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of August 2026.

Thomas A. Snider

Anne B. Snider

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas A. Snider and Anne B. Snider**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August 2026.

[SEAL]

Notary Public

My Commission Expires: June 11, 2030

BRYAN C DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-11-2030

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 12, 2026.**

Affiant Signature

8 · 12 · 2026

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of August 2026.

Notary's Signature

My Commission Expires: July 22, 2030

